Communication from Public

Name: Will Johnson
Date Submitted: 02/02/2026 04:03 PM
Council File No: 26-0088
Comments for Public Posting: Dear Councilmembers, My husband and I are homeowners in a 46-unit townhouse complex in Pacific Palisades that was completely destroyed in the January 2025 Palisades Fire. Like many fire survivors, we are now being forced to sell our land—not because we want to, but because we cannot afford to rebuild. Our HOA is significantly underinsured. Rebuilding would take approximately five years, require each homeowner to contribute more than $500,000 out of pocket beyond insurance proceeds, and expose residents to the real risk of foreclosure if additional assessments arise. Most condo insurance policies provide only 12 months of additional living expense coverage, making a prolonged rebuild financially impossible for many. A majority of homeowners therefore voted to sell the land as the only viable option. Before the fire, homes in our complex were valued between approximately $900,000 and $1.7 million, depending on size. The anticipated proceeds from the land sale are roughly $500,000 per household. This means that after the insurance and sale proceed payouts many families—including retirees on fixed incomes for whom this home was their primary asset—will have lost hundreds of thousands of dollars in equity and will not be made whole. Adding to this hardship, we now face the 5.5% Measure ULA tax solely because the aggregate sale of our destroyed property exceeds $10 million. We are not mansion owners. We are middle-class homeowners who lost everything in a disaster and are being compelled to sell. Applying a “mansion tax” to fire survivors directly contradicts both the intent and the spirit of Measure ULA. Measure ULA was designed to tax wealthy property owners in order to fund affordable housing and prevent homelessness. Imposing it on disaster survivors does the opposite. It extracts critical recovery funds from families who are already displaced and increases the risk that some of our neighbors—particularly seniors—will experience housing insecurity as a direct result of this fire. I also want to note that our complex was the closest residential development to the empty Palisades reservoir. When our homes burned in the late afternoon of January 8, there were no high winds, we had a full swimming pool on the property, and there was no firefighter intervention—even though we are only a few minutes from LAFD Station 23. A single townhouse ignited from a small spot fire, and

the entire complex was allowed to burn to the ground. We paid our taxes and relied on public services that failed us, shattering the social contract. To now be penalized further by a tax never intended for people in our position feels profoundly unjust. We are asking for a narrow, compassionate, and rational amendment: exempt Palisades Fire survivors who are forced to sell due to insufficient rebuild funds from Measure ULA. This would honor the purpose of the tax, prevent additional harm to disaster victims, and align City policy with basic principles of fairness. Please act to correct this unintended consequence. Fire survivors should not be treated as collateral damage of a policy meant to address inequality and homelessness—especially when we are at risk of becoming the very people that Measure ULA was designed to protect. Thank you for your time and consideration. Sincerely, Kristyn Mason & Will Johnson Pacific Palisades Fire Survivors Palisades #1 HOA

Communication from Public

Name: Sonja M. Panajotovic
Date Submitted: 02/02/2026 02:43 PM
Council File No: 26-0088
Comments for Public Posting: To: Los Angeles City Council Office of Mayor Karen Bass Los Angeles Department of Finance (Attn: ULA Exemption Request) RE: Request for Emergency ULA Tax Exemption – Upper Woodies Condominium Complex, Pacific Palisades Dear Councilmembers and City Officials, I am writing as one of the 46 individual unit owners of the Upper Woodies Condominium Complex, located at 1391 Palisades Dr., Pacific Palisades, CA. Our community was devastated by the 2025 Palisades Fire disaster. As a result of this catastrophe, our homes were destroyed, causing profound emotional and financial hardship for all owners, many of whom are long-time residents on fixed incomes. We are currently in the process of selling the entire site to a developer for redevelopment. Because the 46 units are being sold jointly, the total transaction price exceeds the $5.3 million+ threshold for the Measure ULA ("mansion tax"). However, applying this tax to our sale is inequitable, unjust, and contrary to the spirit of the legislation. I respectfully request a one-time exemption from the ULA transfer tax based on the following justifications: 1. Disaster-Driven Sale, Not Discretionary Luxury Transaction: The ULA tax was designed to tax high-value voluntary real estate sales. This sale is a necessary, disaster-driven exit strategy, not a luxury transaction. The proceeds are intended to help homeowners recover losses and find new housing, not to generate a high-end profit. 2. Diminished Value Impact: The "value" of our property is significantly reduced due to the destruction of the buildings. Imposing a 4% or 5.5% tax on the combined raw land value compounded with our personal losses is financial punishment. 3. Encouragement of Rebuilding: As noted by Mayor Bass in her October 2025 proposal to exempt fire-impacted properties, forcing this tax on victims slows down the sale of distressed properties. Exempting our sale allows for a swifter transaction, enabling new, safer construction to begin on the site immediately, which will ultimately increase the city's housing stock and future tax base. 4. Individual vs. Joint Structure: While we are selling as one entity for efficiency, this is technically 46 separate households whose primary residences were destroyed. Individually, none of these owners would reach the threshold. Treating us as a single "luxury" entity due to a joint sale unfairly penalizes individual families. This sale is exactly the

scenario that City leaders are currently reviewing for emergency relief. We are victims of a natural disaster trying to rebuild our lives. We request that the Department of Finance grant an exemption or that the City Council expedite any proposed exemptions for properties destroyed in the Palisades fires, ensuring our community is not forced to pay this tax. Thank you for your consideration and compassion during this crisis. Sincerely, Sonja Panajotovic formerly of 1391 Palisades Dr. Pacific Palisades, CA 90035